

- d. Screening shall be provided at rear and side lot boundaries abutting a Residential or Agricultural zoning district and may consist of solid fencing, or dense hedge or shrub to a minimum of six (6) feet in height.

3.63-6 Bulk Requirements

- a. Minimum Yards
 - 1. Front Yard - 50 feet.
 - 2. Side Yard - 10 feet.
 - 3. Rear Yard - 20 feet.
- b. Building height - 30 feet or two (2) stories, whichever is less.
- c. Setback - Reduction of Front Yards - In any Residential or Business district, except those rural properties served directly by a federal, county, or township roadway, the required depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case less than fifteen (15) feet in any Residential district and five (5) feet in any Business district except where adjoining businesses in developed Business districts are flush with the sidewalk.

3.7 MANUFACTURING DISTRICTS

3.71 M-1 - Limited Manufacturing District

3.71-1 Purpose

This manufacturing district is established to provide areas for light industrial, office and administrative uses, having few, if any, adverse effects on neighboring properties.

3.71-2 Permitted Uses

- a. Manufacturing and assembling processes.
- b. Non-retail commercial.
- c. Office and research facilities.

- d. Signs as regulated in Article V of this Ordinance.
- e. Warehouse and mini storage facilities. All storage shall take place within completely enclosed buildings.

3.71-3 Accessory Uses

- a. Off-street parking and loading as regulated in Article IV of this Ordinance.

3.71-4 Conditional Uses

- a. Service facilities clearly for the convenience of persons and firms in the Industrial District including, for example, restaurants, service stations, banks, recreational facilities, industrial service businesses and similar service facilities. Also see Article VIII, Conditional Use Procedure.
- b. Bulk storage of gasoline, fuel oil or other flammable or explosive liquids or materials, or fuel gasses under pressure, for sale and distribution, provided the location, plans, and construction shall conform to the laws, rules, and regulations of the State of Illinois and have the approval of the State Division of Fire Prevention.

3.71-5 Special Regulations

- a. All processing and storage shall take place within completely enclosed buildings.
- b. Screening shall be provided at rear and side lot boundaries abutting a Residential or Agricultural zoning district and may consist of solid fencing, or dense hedge or shrub to a minimum of six (6) feet in height.

3.71-6 Bulk Requirements

- a. Lot.
 - 1. Minimum lot area - 1 acre.
 - 2. Minimum lot width - 150 feet.

- b. Minimum yards.
 - 1. Front - 60 feet; except 120 feet when adjoining a Residential district.
 - 2. All others - 20 feet from all lot lines.
- c. Buildings.
 - 1. Maximum lot coverage - 50% of lot area.
 - 2. Maximum height - 35 feet.

3.72 M-2 - GENERAL MANUFACTURING DISTRICT

3.72-1 Purpose

This Manufacturing district is established to provide areas in which manufacturing, non-retail commercial, office and research facilities and open storage yards are the principal uses of land. Such uses have some adverse effects on surrounding properties, and are not compatible with residential, institutional, and retail uses. Development is characterized by moderately low land coverage and permits controlled outdoor storage.

3.72-2 Permitted Uses

- a. Manufacturing and assembling processes.
- b. Non-retail commercial.
- c. Sales and renting of equipment and vehicles used by business, industry and agriculture, excluding retail automobile sales.
- d. Office and research facilities.
- e. Open storage yards, including, for example, storage of heavy equipment and bulk building materials.
- f. Signs as regulated in Article V of this Ordinance.
- g. Warehouse and mini storage facilities, open storage yards may be utilized.